| 073.0 | 0002 | 0003.A | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 992,500 / | 992,500 |
| | | | | | USE VALUE: | 992,500 / | 992,500 |
| | | | | | ASSESSED: | 992,500 / | 992,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 74 | | RIDGE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ELLIS HEDRICK |
| Owner 2: | DONNELLY ANNETTE |
| Owner 3: | |
| Street 1: | 74 RIDGE ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | SCHMITT-NEY MICHAEL C - |
| Owner 2: | TAVERNA DANIELA - |
| Street 1: | 74 RIDGE ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .269 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Aluminum Exterior and 2856 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 11710.000 | 451,900 | 700 | 539,900 | 992,500 |
| Total Card | 0.269 | 451,900 | 700 | 539,900 | 992,500 |
| Total Parcel | 0.269 | 451,900 | 700 | 539,900 | 992,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.51 /Parcel: 347.51

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 46202

**GIS Ref**

**GIS Ref**

**Insp Date** 10/09/18

!6144!

## PREVIOUS ASSESSMENT

Parcel ID 073.0-0002-0003.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 451,900 | 700 | 11,710. | 539,900 | 992,500 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 437,900 | 700 | 11,710. | 539,900 | 978,500 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 437,900 | 700 | 11,710. | 539,900 | 978,500 | 978,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 332,900 | 700 | 11,710. | 501,300 | 834,900 | 834,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 332,900 | 700 | 11,710. | 501,300 | 834,900 | 834,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 332,900 | 700 | 11,710. | 439,600 | 773,200 | 773,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 332,900 | 700 | 11,710. | 401,100 | 734,700 | 734,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 324,600 | 800 | 11,710. | 354,800 | 680,200 | 680,200 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 03:23:44 |

**LAST REV**

| Date | Time |
|---|---|
| 02/18/21 | 14:28:50 |
| danam | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6144

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SCHMITT-NEY MIC | 36159-531 | | 8/19/2002 | | 522,000 | No | No | | |
| STEINBERG ROBER | 31520-199 | | 6/20/2000 | | 426,500 | No | No | | |
| | 21377-545 | | 8/1/1991 | | 228,000 | No | No | Y | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/29/2021 | 55 | Solar Pa | 35,000 | C | | | | |
| 1/28/2014 | 70 | Renovate | 55,450 | O | | | | |
| 8/9/1996 | 375 | | 12,000 | | | | | KITCHEN-FAMILY ROO |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/9/2018 | MEAS&NOTICE | BS | Barbara S |
| 6/9/2014 | External Ins | PC | PHIL C |
| 3/6/2014 | Info Fm Prmt | EMK | Ellen K |
| 4/9/2009 | Meas/Inspect | 189 | PATRIOT |
| 1/6/2003 | MLS | MM | Mary M |
| 10/2/2000 | MLS | MM | Mary M |
| 11/3/1999 | Mailer Sent | | |
| 10/13/1999 | Measured | 243 | PATRIOT |
| 7/27/1993 | | CM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 46202 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 11710 | | Sq. Ft. | Site | | 0 | 70. | 0.66 | 12 | | | | | | | | | 539,912 | | | | | | 539,900 | |

| Total AC/HA: | 0.26882 | Total SF/SM: | 11710 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 539,912 | Spl Credit | | Total: | 539,900 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1947 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G15 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.23463249 |
| Const Adj.: | 0.98745072 |
| Adj $ / SQ: | 158.488 |
| Other Features: | 97500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 555156 |
| Depreciation: | 103259 |
| Depreciated Total: | 451897 |

## COMMENTS

BSMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

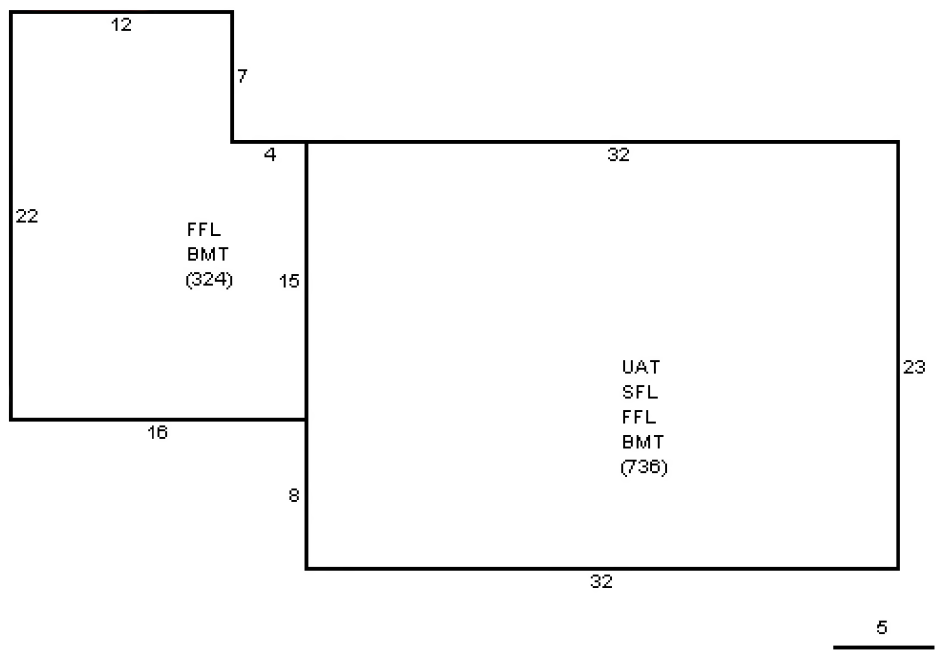
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 174.34 |
| Special Features: | 0 | Val/Su Net: | 148.65 |
| Final Total: | 451900 | Val/Su SzAd | 251.61 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,060 | 104.600 | 110,878 |
| FFL | First Floor | 1,060 | 158.490 | 167,997 |
| SFL | Second Floor | 736 | 158.490 | 116,647 |
| UAT | Upper Attic | 184 | 63.400 | 11,665 |
| | Net Sketched Area: | 3,040 | Total: | 407,187 |
| Size Ad | 1796 | Gross Area | 3592 | FinArea 2856 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 100 | G | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 073.0-0002-0003.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | Patio | D | Y | 1 | 16X12 | A | AV | 2004 | 4.20 | T | 12 | 101 | | | 700 | | | 700 |
| 2 | Frame Shed | D | Y | 1 | 10X8 | A | AV | 2007 | 0.00 | T | 9.6 | 101 | | | | | | |

| More: | N | Total Yard Items: | 700 | Total Special Featues: | | Total: | 700 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc